STATE OF CALIFORNIA – GOVERNMENT OPERATIONS AGENCY GOVERNOR EDMUND G. BROWN JR.

BUILDING STANDARDS COMMISSION
2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959

February 24, 2017

Mr. Raymond Tao
RKA Consulting Group
City of La Verne
398 Lemon Creek Drive, Suite K
Walnut, CA 91789

RE: Ordinance #1075

Dear Mr. Tao:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on January 05, 2017.

Our review finds the submittal to contain one ordinance, No. 1075, modifying provisions of the 2016 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code Sections 17958.7 and 18941.5. The code modifications are accepted for filing and are enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the California Building Standards Commission (CBSC). CBSC is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with CBSC in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code Section 13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than CBSC. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code Section 25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

Enrique M. Rodriguez
Associate Construction Analyst

cc: CBSC Chron
Local Filings

Maeda, Pamela@DGS 1/5/17

From: Fabian, Gary@DGS
Sent: Wednesday, January 11, 2017 8:52 AM
To: Rodriguez, Enrique (CBSC)@DGS; Maeda, Pamela@DGS
Subject: FW: Urgency Ordinance No. 1075 - Building Code
Attachments: 1075 Adopting County Codes and California Building Standards Code.pdf

From: Raymond Tao [mailto:rtao@rkagroup.com]
Sent: Thursday, January 05, 2017 11:21 AM
To: OrdinanceFilings@DGS
Cc: Lupe Estrella; Dominic Milano
Subject: Fwd: Urgency Ordinance No. 1075 - Building Code

California Building Standards Commission
ATTN: Ordinance Filing
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

RECEIVED
JAN 05 REC'D
By CBSC

To Whom It May Concern:

The City of La Verne has adopted the current Building, Plumbing, Mechanical, Electrical, Residential, Fire, and Green Standards Codes of the State of California with local modification based on local climatic, geological, and topographic conditions as per CA Health & Safety Code (H&SC) 17958.7.

The City of La Verne has recommended changes and modifications to the Codes and have advised that certain said changes and modifications to the 2016 Editions of the California Building, Residential, Fire, Plumbing, Mechanical, and Electrical Codes are reasonably necessary due to local conditions in the City of La Verne and have further advised that the remainder of said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Code or are reasonably necessary to safeguard life and property within the City of La Verne. Some of these administrative changes are prior municipal amendments that have been adopted but are updated for the current code references only. The summary of findings may be found in Section 14 and Exhibit "A", for the ordinance.

The enclosed City Ordinance 1075 are for your files.

Please let me know if you have any questions.

Thanks,

Raymond Tao
RKA Consulting Group
398 Lemon Creek Drive, Suite E
Walnut, CA 91789
(909) 594-9702 - Office (909) 594-2658 - Fax
www.rkagroup.com

URGENCY ORDINANCE NO. 1075

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ADOPTING BY REFERENCE, PURSUANT TO GOVERNMENT CODE SECTION 50022.2, THE CALIFORNIA BUILDING CODE (TITLE 26 BUILDING CODE OF THE LOS ANGELES COUNTY CODE), THE CALIFORNIA ELECTRICAL CODE (TITLE 27 ELECTRICAL CODE OF THE LOS ANGELES COUNTY CODE), THE CALIFORNIA PLUMBING CODE (TITLE 28 PLUMBING CODE OF THE LOS ANGELES COUNTY CODE), THE CALIFORNIA MECHANICAL CODE (TITLE 29 MECHANICAL CODE OF THE LOS ANGELES COUNTY CODE), THE CALIFORNIA RESIDENTIAL CODE (TITLE 30 RESIDENTIAL CODE OF THE LOS ANGELES COUNTY CODE), THE CALIFORNIA GREEN BUILDING CODE (TITLE 24 PART 11 OF THE CALIFORNIA BUILDING STANDARDS CODE), THE CALIFORNIA FIRE CODE (TITLE 24, PART 9) AND ADOPTING LOCAL AMENDMENTS THERETO

THE CITY COUNCIL OF THE CITY OF LA VERNE DOES ORDAIN AS FOLLOWS:

Section 1. Section 15.04.010 of the La Verne Municipal Code is hereby amended to read:

15.04.010 Adoption of County Codes and California Building Standards Codes by reference.

A. The City adopts by reference, except as provided in this chapter, those certain codes known and designated as **THE 2016 CALIFORNIA BUILDING CODE (TITLE 26 BUILDING CODE OF THE LOS ANGELES COUNTY CODE, 2017 EDITION), THE 2016 CALIFORNIA ELECTRICAL CODE (TITLE 27 ELECTRICAL CODE OF THE LOS ANGELES COUNTY CODE, 2017 EDITION), THE 2016 CALIFORNIA PLUMBING CODE (TITLE 28 PLUMBING CODE OF THE LOS ANGELES COUNTY CODE, 2017 EDITION), THE 2016 CALIFORNIA MECHANICAL CODE (TITLE 29 MECHANICAL CODE OF THE LOS ANGELES COUNTY CODE, 2017 EDITION), THE 2016 CALIFORNIA RESIDENTIAL CODE (TITLE 30 RESIDENTIAL CODE OF THE LOS ANGELES COUNTY CODE, 2017 EDITION),** as adopted by the Los Angeles County Board of Supervisors on November 22, 2016 **AND THE 2016 CALIFORNIA GREEN BUILDING CODE (TITLE 24 PART II OF THE CALIFORNIA BUILDING STANDARDS CODE)** and such codes, as amended, shall be the uniform building laws of the city.

B. One copy of the County of Los Angeles Building, Electrical, Plumbing, Mechanical, and Residential codes, and the California Green Building Code has been deposited in the office of the Building Official and shall be at all times maintained by the Building Official for use and examination by the public.

C. The editions of the County of Los Angeles codes referenced in Section 15.04.010 shall supersede and replace editions previously adopted. The codes adopted by reference by Section 15.04.010 shall take effect on January 1, 2017, and shall apply to all projects submitted for plan check on or after that date.

D. See Section 15.32.010 for adopted Fire Code by the City of La Verne.

Section 2. References to "The 2013 California Building Code as amended by Title 26 Building Code of the Los Angeles County Code (Adopted November 26, 2013 by the Los Angeles County Board of Supervisors)" in Sections 15.24.010, 15.24.040 and throughout the La Verne Municipal Code are hereby amended to read as follows:

The 2016 California Building Code as amended by Title 26 Building Code of the Los Angeles County Code (Adopted November 22, 2016 by the Los Angeles County Board of Supervisors)

Section 3. Section 15.04.080 of the City of La Verne Municipal Code of hereby amended to read as follows:

Section 15.04.080 Penalty

Every person violating any provision of the 2016 California Building Code as amended by Title 26 Building Code of the Los Angeles Code, the 2016 California Electrical Code as amended by Title 27 Electrical Code of the Los Angeles County Code, the 2016 California Plumbing Code as amended by Title 28 Electrical Code of the Los Angeles County Code, or the 2016 California Mechanical Code as amended by Title 29 Los Angeles County Mechanical Code, or the California Residential Code as amended by Title 30 Residential Code of the Los Angeles County Code and the California Green Building Code of Title 24 Part 11 of the California Building Standards Code adopted by reference by Section 15.04.010 or violating any provision of any permit or license granted thereunder, or any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction thereof he or she shall be punishable by a fine not to exceed one thousand dollars or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense.

Section 4. Section 15.24.010 of the La Verne Municipal Code is hereby amended to read as follows:

Section 15.24.010 General Requirements

Notwithstanding any other provisions of the building code and appendix or the hillside overlay zone requirements to the contrary, the roof of any new building, the roof of any addition to any existing structure, and the re-roofing of any existing structure, and the re-roofing of any existing building as described by Section 15.24.040 of this chapter shall have a roof covering as classified in Section 1505 of the 2016 California Building Code as amended by Title 26 Building Code of the Los Angeles County code (adopted November 22, 2016, by the Los Angeles County Board of Supervisors), as adopted by the City, except that no form of wood shall be used as the covering material. In cases of historical preservation which require the use of original types of material, permission may be granted based upon alternative protection measures approved by the City's Building Official and Fire Chief.

Section 5. Section 15.24.040 of the La Verne Municipal Code is hereby amended to read as follows:

Section 15.24.040 Reroofing

All reroofing must comply with the following requirements:

A. Any reroofing which exceeds twenty-five percent of the roof covering of any building or structure in any twelve-month period shall conform to the requirements of this code.

B. If the existing roof of a structure is wood shingle, any nonwooden roof covering required by subsection A of this section may be placed over the existing wooden shingle roof, unless:

1. The existing roof material consists of three or more layers of roof covering and the addition of the nonwooden roof covering would exceed three layers; or

2. The existing roof material exceeds the weight limits on roof members set out in Chapter 16 of the 2016 California Building Code as amended by Title 26 Building Code of the Los Angeles County code (adopted November 22, 2016 by the Los Angeles County board of supervisors); or

3. The application conflicts with the requirements of Section 1507 of the Building Code of the County of Los Angeles

Section 6. Section 15.28.060 of the La Verne Municipal Code is hereby amended to read as follows:

Section 15.28.060 Swimming pools – Barriers Required

Section R332 of Residential Code and Section 3109 amended – Pool barriers.

A. Section R332 of Residential Code:

"Section R332 is hereby added to the California Residential Code to read, in words, and figures, as follows:

"Section R332. Pool Barrier Requirements. Pool barrier criteria are not explicitly located within the California Residential Code and are intended to refer to the California Building Code.

Where any body of water over 18" occurs, refer to California Building Code Section 3109 for pool barrier requirements."

B. Section 3109.4 of Building Code:

"Section 3109.4 of the California Building Code is hereby amended to read, in words and figures, as follows:

"Section 3109.4 – Private Swimming Pools. Section 3109.4 is amended to clarify that pool barriers which are already in the Code are scoped so as to apply on all private swimming pools as follows:

Amend 3109.4 by adding the following definition.

"PRIVATE POOL, is any structure intended for swimming, recreation bathing or wading, or other body of water that contains water over 18 inches deep. This includes in-ground, above-ground and on ground pools; hot tubs; spas; ponds; and fixed in place pools."

3109.4.is modified by amended to read, in words and figures, as follows:

"3109.4.1 Barrier Height and clearances. The top of the barrier shall be not less than 60 inches (1524 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The vertical clearance between grade and the bottom of the barrier shall be not greater than 2 inches (51 mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the vertical clearance between the top of the pool structure and the bottom of the barrier shall be not greater than 4 inches (102 mm)."

Section 7. Section 15.04.095 of the La Verne Municipal Code is hereby amended to read:

15.04.095 Section 903.2 of building and fire codes amended.

A. Section 903.2 of the Los Angeles County Building Code, and the California Fire Code (2016 Edition) as adopted by the city, is amended to add the following:

Except for Group U occupancy groups, a fire sprinkler system is required in the following locations:

In all new institutional, educational, commercial, industrial buildings, or other uses as determined by the Fire Marshal, and in additions to existing institutional commercial, industrial buildings, or other uses as determined by the Fire Marshal, where the addition brings the total floor area to five thousand square feet or more. The total floor area of buildings shall be computed without regard to separation walls and floor of less than four-hour construction without openings. In the event that an automatic fire-extinguishing system is required by the particular occupancy of the building, the five thousand square foot threshold for additions shall be inapplicable.

In all new residential construction in the Hillside Development Overlay Zone as set forth in Chapter 18.68 of the La Verne Municipal Code, residential or quick response sprinkler heads shall be installed throughout the entire structure. This requirement shall not be applicable to projects which:

1. Have been approved prior to the effective date of the ordinance codified in this section; and

2. Have specific fire suppression requirements imposed as conditions of approval.

B. Enforcement of the provisions of the ordinance codified in this section is delegated to the fire chief or his or her authorized representative.

C. Exceptions listed in this section shall not apply where contrary to the statement listed in subsection A of this section.

Section 8. Section 15.04.110 of the La Verne Municipal Code is hereby added to create a new section with the following:

Section 15.04.110 Expansive Soils.

Section 1809.4 of the California Building Code is amended to read as follows:

1809.4 Foundations on expansive soil. Unless otherwise specified by a registered geotechnical engineer, foundation systems within the City of La Verne are considered to be on expansive soil and shall be constructed in a manner that will minimize damage to the structure from movement of the soil. Slab-on-grade and mat-type footings for buildings located on expansive soils may be designed in accordance with the provisions of Section 1808.6.2 or such other engineering design based upon geotechnical recommendation as approved by the Building Official. Where such an approved method of construction is not provided, foundations and floor slabs shall comply with the following requirements:

(i) Depth of foundations below the natural and finish grades shall be not less than 24 inches for exterior and 18 inches for interior foundations.

(ii) Exterior walls and interior bearing walls shall be supported on continuous foundation.

(iii) Foundations shall be reinforced with at least two continuous one-half-inch diameter deformed reinforcing bars top and bottom. Two bars shall be placed within four inches of the bottom of the foundation and two within four inches of the top of the foundation.

(iv) Concrete floor slabs on grade shall be cast on a four-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least three and one-half inches thick and shall be reinforced with welded wire mesh or deformed reinforcing bars. Welded wire mesh shall have a cross-sectional area of not less than five-hundredths square inch per foot each way. Reinforcing bars shall have a diameter of not less than three-eighths inch and be spaced at intervals not exceeding 24 inches each way.

(v) The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to casting the concrete.

Section 9. Chapter 15.32 of the La Verne Municipal Code is hereby amended to read:

15.32.010 Fire code adopted by reference.

With the exception of the additions, deletions and amendments set forth in this Chapter, Part 9 of Title 24 of the California Code of Regulations, comprising the California Fire Code 2016

Edition, which incorporates and amends the International Fire Code 2015 Edition, published by the International Code Council, including Appendices Chapter 4, B, C, D, and I, and the International Fire Code standards, is hereby adopted by reference as the Fire Code of the City of La Verne.

A copy of such code is now on file in the office of the City Clerk.

15.32.020 Definitions.

Wherever the word "jurisdiction" is used in the California Fire Code (2016 Edition), it is the City of La Verne. Wherever the words "fire code official" are used they shall be held to mean the fire chief or his or her lawful designee.

15:32.030 Storage of explosives and blasting agents.

The storage of explosive material and blasting agents, as defined in Chapter 2 of the California Fire Code (2016 Edition), is prohibited in all areas of the city.

15.32.040 Fireworks prohibited.

The sale, possession or use of all types of fireworks is prohibited throughout the city except when a permit is issued, in advance, by the Fire Chief or his or her designee for such uses as special effects, group entertainment or other uses in accordance with Chapter 56 of the California Fire Code (2016 Edition). Fireworks are defined in Chapter 2 of the California Fire Code (2016 Edition) and include all forms of the devices, including, but not limited to, "safe and sane fireworks," firecrackers, sky rockets, sparklers, fountains and other common fireworks.

15.32.050 Gates.

Standardized access for locked gate developments:

A. All vehicular security gates shall be automatic and accessible for the fire department by using a radio control device and a master key for overriding the system in the event of a radio failure. The design of the gates and controls shall be in accordance with city standards and approved by the fire department.

B. All pedestrian security gates for residential complex with three or more units shall be accessible for the fire department by using a master key. The type of lock shall be in accordance with city standards and approved by the fire department.

15.32.060 Appeals.

Whenever the fire chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the fire chief to the La Verne City Council within thirty days from the date of the decision appealed as provided for in Section 108 of the California Fire Code (2016 Edition).

15.32.070 New materials, processes or occupancies.

The city manager, the fire chief and the chief of the bureau of fire prevention shall act as a committee as required in Section 108 of the California Fire Code (2016 Edition) to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those now enumerated in said code. The chief of the bureau of fire prevention shall post such list of new materials,

processes and occupancies requiring permits in a conspicuous place at the bureau of fire prevention and shall distribute copies thereof to interested persons.

15.32.080 Penalty.

Every person violating any provision of the California Fire Code (2016 Edition) as adopted by reference by Section 15.32.010, or of any permit or license granted there under, for any rules or regulations promulgated pursuant thereto, is guilty of a misdemeanor. Upon conviction thereof he shall be punishable by a fine not to exceed one thousand dollars or imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of such penalty for any violation shall not excuse the violation or permit it to continue. Each day that a violation occurs shall constitute a separate offense. In addition to any other remedies or penalties, the fire department may bring a civil suit to enjoin any violation of the provisions of the fire code.

Section 10. Section 15.36.040 of the La Verne Municipal Code is hereby amended to add the following:

Section 15.36.040 Substantial Remodels in the Very High Severity Fire Zone.

"Section R337.1.3 of the California Residential Code is amended to restate exemption 4 as follows:

4. Additions to and remodels of buildings originally constructed prior to the applicable application date that do not affect more than 90% of the existing structure. Modifications to more than 90% of the existing structure shall be considered a new structure.

Section 11. Sections 15.36.010 to 15.36.030 of the La Verne Municipal Code are hereby deleted.

Section 12. Chapter 15.37 of the La Verne Municipal Code is hereby amended to read the following:

Chapter 15.37 VERY HIGH FIRE HAZARD SEVERITY ZONE REGULATIONS

15.37.010 Title.

This chapter shall be known as the very high fire hazard severity zone regulations and is adopted pursuant to the requirements of Government Code Section 51175 et seq.

15.37.020 Very high fire hazard severity zone territory.

The territory described as a very high fire hazard severity zone (VHFHSZ) shall be as established by the Director of California Department of Forestry and Fire Protection and as designated on a map entitled city of La Verne VHFHSZ, dated July 1, 2008, and retained on file at the city of La Verne and which shall also be retained on file at the office of the State Fire Marshal.

15.37.030 Conflicts with other code provisions.

Whenever a more restrictive standard is set forth in any of the city's codes or state law, the more restrictive standard shall apply in all cases.

15.37.040 Definitions.

As used in this chapter:

"Accessory building" means any building used as an accessory to residential, commercial, recreational, industrial or educational purposes as defined in the latest adopted edition of the Los Angeles County Building Code, Group U, Occupancy that requires a building permit.

"Building" means any structure used or intended for supporting or sheltering any use or occupancy that is defined in the latest adopted edition of the Los Angeles County Building Code, except Group U, Occupancy. For the purposes of this chapter, "building" includes mobile homes and manufactured homes, churches, and day care facilities.

"Dead-end road" means a road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

"Defensible space" means the area within the perimeter of a parcel, development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching wildfire or defense against encroaching wildfires or escaping structure fires. The perimeter as used herein is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures.

"Development" means as defined in Section 66418.1 of the California Government Code.

"Driveway" means a vehicular access that serves no more than two buildings, with no more than three dwelling units on a single parcel, and any number of accessory buildings.

"Dwelling unit" means any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation for not more than one family.

"Greenbelts" means a facility or land-use, designed for a use other than fire protection, which will slow or resist the spread of a wildfire and includes parking lots, irrigated or landscaped areas, golf courses, parks, playgrounds, maintained vineyards, orchards or annual crops that do not cure in the field.

"Hammerhead/T" means a roadway that provides a "T" shaped, three-point turnaround space for emergency equipment, being no narrower than the road that serves it.

"Hydrant" means a valved connection of a water supply/storage system, having at least one two and one-half inch outlet, and one four-inch outlet, with male American National Fire Hose Screw Threads (NH) used to supply fire apparatus and hoses with water.

"Occupancy" means the purpose for which a building, or part thereof, is used or intended to be used.

"One-way road" means a minimum of one traffic lane width designed for traffic flow in one direction only.

"Roads, streets, private lanes" means vehicular access to more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

"Roadway" means any surface designed, improved, or ordinarily used for vehicle travel.

"Same practical effect" means an exception or alternative with the capability of applying accepted fire suppression strategies and tactics, and provisions for firefighter safety, including:

1. Access for emergency fire equipment;

2. Safe civilian evacuation;

3. Signing that avoids delays in emergency equipment response;

4. Available and accessible water to effectively attack fire or defend a structure from fire; and

5. Fuel modification sufficient for civilian and firefighter safety.

"Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

"Traffic lane" means the portion of a roadway that provides a single line of vehicle travel.

"Turnaround" means a roadway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment. Design of such area may be a hammerhead/T or terminus bulb.

"Turnouts" means a widening in a roadway to allow vehicles to pass.

"Vertical clearance" means the minimum specified height of a bridge or overhead projection above the roadway.

15.37.050 Modifications to the Los Angeles County Building Code, as adopted by the City of La Verne.

The Los Angeles County Building Code 2017 Edition as adopted by the city pursuant to Sections 15.04.010 and 15.32.010 of the La Verne Municipal Code are amended as follows:

A. Add the following new subsection to Los Angeles County Building Code:

Section 106.4.3. Fire Protection Information on Plans and Specifications in Wildland-Urban Interface Fire Area When Requested by the Fire Department. In addition to all other relevant provisions of this code and the California Fire Code, appendices and amendments thereto, a vicinity plan, scale no smaller than one inch equals forty feet, shall be submitted to and approved by the fire department prior to the issuance of a grading permit or, if no grading permit is to be issued, prior the issuance of a building permit. The plan shall show the following:

1. All existing and proposed private and public streets on the proposed development property and within three hundred feet of the property line of the proposed development, and so identified, with street width dimensions.

2. The location and identification of all existing and proposed fire hydrants within three hundred feet of the property line of the proposed development. The water supply shall meet the fire flow requirements as set forth in the latest adopted edition of the I.F.C. and Los Angeles County Building Code, and amendments thereto.

3. The location, occupancy classification, and use of abutting properties.

4. Preliminary fuel modification plans for all improvements in areas containing combustible vegetation shall be submitted to and approved by the fire department concurrent with the submittal for approval of any project requiring discretionary approval by the city. Final fuel modification plans shall be submitted to and approved by the fire department prior to the issuance of a grading permit. The plans shall consider the criteria set forth in the Fuel Modification Plan Guidelines for Very High Fire Hazard Severity Zones.

B. Add the following new definition to Los Angeles Building Code Section 702A—Definitions.

Very High Fire Hazard Severity Zone. All territory as established by the Director of California Department of Forestry and Fire Protection, is hereby determined to be within the Very High Fire Hazard Severity Zone due to the areas containing the type and condition of vegetation, topography, weather and structure density to increase the possibility of conflagration fires.

15.37.070 Special building standards for very high fire hazard zone.

A. Chapter 7A of the California Building Code is amended by the addition of the following:

Building Standards. Building and structures hereafter constructed, or relocated into very high fire hazard severity zones shall, in addition to the requirements of the Los Angeles County Building Code and any other local ordinances, meet the following construction requirements.

1. Roofs. All new structures, and every existing structure where twenty-five percent or more of the total area of the existing building is re-roofed within any one-year period within a very high fire hazard severity zone shall not be wood and have at least a Class A fire retardant roof.

2. Underfloor Areas (Attached Structure). When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface, the area below the structure shall have all underfloor areas enclosed to within six inches (152 mm) of the ground, with exterior walls in accordance with Section 707A.2.

3. Walls. Detached accessory structures located less than fifty feet (15,240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for one-hour-rated fire-resistive construction, or constructed with noncombustible materials on the exterior side.

4. Underfloor Areas (Detached Structure). When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface, the area below the structure shall have all underfloor areas enclosed to within six inches (152 mm) of the ground, with exterior walls in accordance with Section 707A.2.

Section 13. This Ordinance shall take effect on January 1, 2017 and shall apply to all projects submitted for plan check on or after that date.

Section 14. The City Council finds and determines that this URGENCY Ordinance is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines §15061(b)(3) as a project that has no potential for causing a significant effect to the environment. The City Council further finds and determines that the local amendments to the California Building Code Standards set forth in this Ordinance are reasonably necessary because of local climatic, geological, and topographical conditions, in that a significant portion of the City is located in hillside and slope areas, is located within a Very High Fire Hazard Severity Zone, prone to expansive soils, and is located near known fault lines.

Section 15. The City Council finds and determines that this URGENCY Ordinance is adopted as an urgency ordinance pursuant to Government Code Section 36937(b) and is required for the immediate preservation of the public health, safety, and welfare, in that (1) the City is required to adopt the 2016 Edition of the California Building Codes no later than December 31, 2016, the City regularly adopts by reference the Los Angeles County Building Codes, the County did not adopt the updated Los Angeles County Building Codes until November 22, 2016, and the meeting of the City Council of the City of La Verne at which this URGENCY Ordinance is adopted is the only meeting of the City Council remaining prior to December 31, 2016; (2) it is essential that this URGENCY Ordinance be adopted and take effect immediately upon its adoption to insure that updated building codes, which are essential to the public health, safety, and welfare of the residents of the City of La Verne and the public in general, are effective so as to avoid development of buildings and other structures and improvements under outdated building codes which would pose a threat to the public health, safety, and welfare; and (3) immediate effectiveness of the updated building codes will assure that new standards in the areas of building construction, life/fire safety, handicap accessibility, electrical and plumbing requirements, and the other areas covered by the updated building codes are met on an immediate basis, all of which is necessary to preserve the public health, safety, and welfare.

Section 16. If any section, subsection, subdivision, paragraph, sentence, clause or phrase, or portion of this URGENCY Ordinance is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this URGENCY Ordinance or any part thereof. The City Council herby declares that it would have adopted this URGENCY Ordinance and each section, subsection, subdivision, paragraph sentence, clause, or phrase of this URGENCY Ordinance irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional or invalid or ineffective. To this end the provisions of this URGENCY Ordinance are declared to be severable.

Section 17. The Assistant City Clerk shall cause this URGENCY Ordinance to be processed according to law.

Section 18. The City Clerk shall file a certified copy of this URGENCY Ordinance with the California Building Standards Commission.

APPROVED and ADOPTED this **19th** day of **December, 2016.**

Mayor Don Kendrick

ATTEST:

Lupe Gaeta Estrella, Assistant City Clerk

I, Lupe Estrella, Assistant City Clerk, City of La Verne, California, do hereby certify that the foregoing Ordinance No. 1075 was adopted as an urgency action at a regular meeting of the City Council duly held on the **19th** day of **December, 2013,** and duly passed and adopted by said City council and thereupon duly signed by the Mayor and attested by the Assistant City Clerk, and passed and adopted by the following vote:

AYES: COUNCIL MEMBERS: Hepburn, Rosales, Carder, Redman, and Mayor Kendrick.

NOES: COUNCIL MEMBERS: None.

ABSENT: COUNCIL MEMBERS: None.

ABSTAIN: COUNCIL MEMBERS: None.

Lupe Gaeta Estrella, Assistant City Clerk

ASTM D 2937 – Latest Revision	Density of Soils in Place by the Drive Cylinder Method	J104.2.3 J104.3 and J107.9
ASTM D 2922 – Latest Revision	Density of Soil and Soil Aggregate in Place by Nuclear Methods	J104.2.3 J104.3 and J107.9
ASTM D 3017 – Latest Revision	Water Content of Soil and Rock in Place by Nuclear Methods	J104.2.3, J104.3 and J107.9

SECTION 117. The provisions of this ordinance contain various changes, modifications, and additions to the 2016 California Building Code. Some of those changes are administrative in nature in that they do not constitute changes or modifications to requirements contained in the building standards published in the California Building Standards Code.

Pursuant to California Health and Safety Code sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code contained in this ordinance that are not administrative in nature, are reasonably necessary because of local climatic, geological, for topographical conditions in the County of Los Angeles as more particularly described in the table set forth below.

BUILDING CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
701A.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.

Code Section	Condition	Explanation of Amendment
701A.3	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3.1	Climatic	Clarifies the application of Chapter 7A to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
~~703A.5.2~~ and 703A.5.2.2	~~Climatic~~	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
704A.3	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
705A.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in high fire severity zones.
1030.4	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of earthquake fault systems capable of producing major earthquakes, including but not limited to the 1994 Northridge Earthquake. The proposed amendment is intended to prevent occupants from being trapped in a building and to allow rescue workers to easily enter after an earthquake.
1507.3.1	Geological	Section amended to require concrete and clay tiles to be installed over solid structural sheathing boards only, due to the increased risk of significant earthquakes in the County. The changes in Section 1507.3.1 are needed because there were numerous observations of tile roofs pulling away from wood framed buildings following the

Code Section	Condition	Explanation of Amendment
		1994 Northridge Earthquake. The Structural Engineers Association of Southern California ("SEAOSC") and the Los Angeles City Joint Task Force committee findings indicated significant problems with tile roof due to inadequate design and/or construction. Damage was observed where sheathing beneath the tile roofs was not nailed adequately or the nails were not attached on each side of each tile or the nail just pulled out over a period of time because the shank of the nails were smooth. Therefore, the amendment is needed to minimize such occurrences in the event of future significant earthquakes.
Table 1507.3.7	Geological	Table amended to require proper anchorage for clay or concrete tiles from sliding or rotating due to the increased risk of significant earthquakes in the County. This amendment incorporates the design provisions developed based on detailed study of the 1994 Northridge and the 1971 Sylmar earthquakes.
1613.7 and 1613.7.1	Geological	The inclusion of the importance factor in this equation has the unintended consequence of reducing the minimum seismic separation distance for important facilities such as hospital, school, police, and fire station, etc., from adjoining structures. The deletion of the importance factor from Equation 12.12-1 will ensure that a safe seismic separation distance is provided. This amendment is a continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1613.7.2	Geological	Damage to one- and two-family dwellings of light frame construction resulting from the Northridge Earthquake may have been partially attributed to vertical irregularities common to this type of occupancy and construction. In an effort to improve quality of construction and incorporate lessons learned from studies after the Northridge Earthquake, the modification to ASCE 7 Section 12.2.3.1 by limiting the number of stories and height of the structure to two stories will significantly minimize the impact of vertical irregularities and concentration of inelastic behavior from mixed structural systems. This amendment is a

Code Section	Condition	Explanation of Amendment
		continuation of an amendment adopted during previous code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1613.7.3	Geological	A SEAOSC and Los Angeles City Joint Task Force investigated the performance of concrete and masonry construction with flexible wood diaphragm failures after the Northridge earthquake. It was determined that continuous ties are needed at specified spacing to control cross grain tension in the interior of the diaphragm. Additionally, subdiaphragm shears need to be limited to control combined orthogonal stresses within the diaphragm. Recognizing the importance and need to continue the recommendation made by the task force, but also taking into consideration the improved performance and standards for diaphragm construction today, a proposal to increase the continuous tie spacing limit to 40 ft in lieu of 25 ft and to use 75 percent of the allowable code diaphragm shear to determine the depth of the sub-diaphragm in lieu of the 300 plf is deemed appropriate and acceptable. The Los Angeles region is within a very active geological location. Due to the frequency of this type of failure during previous significant earthquakes, various jurisdictions within this region have taken these additional steps to prevent roof or floor diaphragms from pulling away from concrete or masonry walls. This amendment is a continuation of an amendment adopted during a previous Code adoption cycles.
1613.7.4	Geological	This change is to implement the provisions in ASCE 7-16. This provision allows for a limited value to be used in the seismic design of a building when certain criteria are met. The current provision does not clearly state the criteria, and has created misapplications of this section. It is necessary to adopt this provision now to avoid further misinterpretation of the intent of the 5 story limit, and how the height of the building is measured. The Los Angeles region is within a very active geological location. When applying the story height limit, mezzanines need to be considered as floor levels due to the added mass, overturning forces, and the variation in shear wall stiffnesses that are created.

Code Section	Condition	Explanation of Amendment
		ASCE 7-16 provisions need to be incorporated into the Code to ensure that new buildings and additions to existing buildings are designed and constructed in accordance with the purpose and intent of the Building Code.
1613.8	Geological Topographical	Section is added to improve seismic safety of buildings constructed on or into hillsides. Due to the local topographical and geological conditions of the sites within the Los Angeles region and their probabilities for earthquakes, this technical amendment is required to address and clarify special needs for buildings constructed on hillside locations. A SEAOSC and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by both the City and County of Los Angeles for several years with much success. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.
1704.6	Geological	The language in Sections 1704.6 of the California Building Code permits the owner to employ any registered design professional to perform structural observations with minimum guidelines. However, it is important that the registered design professional responsible for the structural design has thorough knowledge of the building he/she designed. By requiring the registered design professional responsible for the structural design or their designee who was involved with the design to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. Additional requirements are provided to help clarify the role and duties of the structural observer and the method of reporting and correcting observed deficiencies to the Building Official. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to

Code Section	Condition	Explanation of Amendment
		the increased risk of significant earthquakes in the County.
1704.6.1	Geological	With the higher seismic demand placed on buildings and structures in this region, the language in Sections 1704.6.1 Item 3 of the California Building Code would permit many low-rise buildings and structures with complex structural elements to be constructed without the benefit of a structural observation. By requiring a registered design professional to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. An exception is provided to permit simple structures and buildings to be excluded. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1705.3	Geological	Results from studies after the 1994 Northridge Earthquake indicated that a significant portion of the damage was attributable to lack of quality control during construction resulting in poor performance of the building or structure. Therefore, the amendment restricts the exceptions to the requirement for special inspection. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1705.12	Geological	In Southern California, very few detached one- or two-family dwellings not exceeding two stories above grade plane are built as "box-type" structures, specially for those in hillside areas and near the oceanfront. Many with steel moment frames or braced frames, and or cantilevered columns can still be shown as "regular" structures by calculations. With the higher seismic demand placed on buildings and structures in this region, the language in Section 1705.12 Item 3 of the California Building Code would permit many detached one- or two-family dwellings not exceeding two stories above grade plane with complex structural elements to be constructed without the benefit of special

Code Section	Condition	Explanation of Amendment
		inspections. By requiring special inspections, the quality of major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will be greatly increased. The exception should only be allowed for detached one- or two-family dwellings not exceeding two stories above grade plane assigned to Seismic Design Category A, B, and C.
1807.1.4	Climatic Geological	No substantiating data has been provided to show that a wood foundation is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood retaining walls, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood foundations that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1807.1.6	Geological	With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions that do not take into consideration the surrounding environment. Plain concrete performs poorly in withstanding the cyclic forces resulting from seismic events. In addition, no substantiating data has been provided to show that under-reinforced foundation walls are effective in resisting seismic loads and may

Code Section	Condition	Explanation of Amendment
		potentially lead to a higher risk of failure. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these issues into consideration. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.
1809.3 and Figure 1809.3	Geological	With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result for under-reinforced footings located on sloped surfaces. Requiring minimum reinforcement for stepped footings is intended to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.
1809.7 and Table 1809.7	Geological	No substantiating data has been provided to show that under-reinforced footings are effective in resisting seismic loads and therefore may potentially lead to a higher risk of failure. This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. With the higher seismic demand placed on buildings and structures in this region, it is necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions for footings that do not take into consideration the surrounding environment. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these factors into consideration. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the performance deficiencies observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous Code adoption cycles.
1809.12	Climatic Geological	No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to

Code Section	Condition	Explanation of Amendment
		deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1810.3.2.4	Climatic Geological	No substantiating data has been provided to show that timber footings are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effects of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous Code adoption

Code Section	Condition	Explanation of Amendment
		cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
1905.1.7	Geological	This amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
1905.1.8 through 1905.1.11	Geological	These amendments are intended to carry over critical provisions for the design of concrete columns in moment frames from the Uniform Building Code (UBC). Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded. In addition, this amendment carries over from the UBC a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls from being included in the seismic load resisting system, since their failure could have a catastrophic effect on the building. Furthermore, this amendment was incorporated into this Code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs has been observed in some instances to have popped out of the slab due to insufficient concrete coverage. This modification ensures that critical boundary and collector rebars are placed in sufficiently thick slabs to prevent buckling of such reinforcements. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2304.10.1 and Table 2304.10.1	Geological	Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this proposed local amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September

Code Section	Condition	Explanation of Amendment
		2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels demonstrated much lower strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2304.12.5	Climatic Geological	No substantiating data has been provided to show that wood used in retaining or crib walls is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood used in retaining or crib walls, when it is not properly treated and protected against deterioration, has performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood in retaining or crib walls that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the local climate and the increased risk of significant earthquakes in the County.
2305.4	Geological	The overdriving of nails into the structural wood panels still remains a concern when pneumatic nail guns are used for wood structural panel shear wall nailing. Box

Code Section	Condition	Explanation of Amendment
		nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the 1994 Northridge Earthquake. The use of clipped head nails continues to be restricted from use in wood structural panel shear walls where the minimum nail head size must be maintained in order to minimize nails from pulling through sheathing materials. Clipped or mechanically driven nails used in wood structural panel shear wall construction were found to perform much worse in previous wood structural panel shear wall testing done at the University of California Irvine. The existing test results indicated that, under cyclic loading, the wood structural panel shear walls were less energy absorbent and less ductile. The panels reached ultimate load capacity and failed at substantially less lateral deflection than those using same size hand-driven nails. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2305.5	Geological	Many of the hold-down connectors currently in use do not have any acceptance report based on dynamic testing protocols. This amendment continues to limit the allowable capacity to 75% of the acceptance report value to provide an additional factor of safety for statically tested anchorage devices. Cyclic forces imparted on buildings and structures by seismic activity cause more damage than equivalent forces which are applied in a static manner. Steel plate washers will reduce the additional damage which can result when hold-down connectors are fastened to wood framing members. This amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the poor performance observed in the 1994 Northridge Earthquake. This amendment is a continuation of an

Code Section	Condition	Explanation of Amendment
		amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2306.2 2306.3 2307.2 2308.6.5.1 2308.6.5.2 Figure 2308.6.5.1 and Figure 2308.6.5.2	Geological	The SEAOSC and the Los Angeles City Joint Task Force that investigated damage to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and do not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner. In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with staples would exhibit the same behavior as wood structural panels fastened with common nails. The test result revealed that wood structural panels fastened with staples demonstrated much lower strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing. Furthermore, the cities and unincorporated areas within the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any

Code Section	Condition	Explanation of Amendment
		engagement in a solid material within the thickness of the gypsum board. This amendment continues the previous amendment adopted during the 2007 Code adoption cycle.
2308.6.8.1	Geological	With the higher seismic demand placed on buildings and structures in this region, interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. The purpose of this amendment is to limit the use of the exception to structures assigned to Seismic Design Category A, B or C where lower seismic demands are expected. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
Table 2308.6.1	Geological	This amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by the SEAOSC and the Los Angeles City Joint Task Force that investigated the performance deficiencies observed in the 1994 Northridge Earthquake. This amendment is a continuation of an amendment adopted during previous Code adoption cycles, and is necessary due to the increased risk of significant earthquakes in the County.
2308.6.9	Geological	Due to the high geologic activities in the Southern California area and the required higher level of performance of buildings and structures, this amendment limits the use of staple fasteners in resisting or transferring seismic forces. In September 2007,

Code Section	Condition	Explanation of Amendment
		limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as nailed wood structural shear panels. The test results of stapled wood structural shear panels demonstrated much lower strength and drift than nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This amendment is a continuation of a similar amendment adopted during previous Code adoption cycles.
J101.1	Geological Topographical Climate	This Section is revised to include erosion and sediment control measures to address the complex and diverse set of soil types and geologic conditions that exist in the Los Angeles County region.
J101.10	Geological Topographical Climate	This section is revised to maintain safety and integrity of public or private property adjacent to grading sites.
J103.1 – J103.2 and Figure J103.2	Geological Topographical Climate	Sections revised to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J104.2.1 – J104.4	Geological Topographical Climate	Sections revised or added to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J105.1-J105.14	Geological Topographical Climate	Sections revised or added to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J106.1	Geological Topographical Climate	Section revised to require more stringent cut slope ratios to address the complex and diverse set of soil types and geologic conditions that exist in the Los Angeles County region.
J107.1-J107.7	Geological Topographical	Sections revised to provide more stringent fill requirements for slope stability, and settlement due to

Code Section	Condition	Explanation of Amendment
	Climate	the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J107.8 – J107.9	Geological Topographical Climate	Sections revised to provide more stringent inspection and testing requirements for fill slope stability due to the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J108.1 – J108.4	Geological Topographical Climate	Sections revised to provide more stringent slope setback requirements to address the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J109.1 – J109.3	Geological Topographical Climate	Sections revised to provide more stringent drainage and terracing requirements to address the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J109.5	Geological Topographical Climate	Subsection added to provide for adequate outlet of drainage flows due to the diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J110.1 - J110.8.5	Geological Topographical Climate	Sections revised or added to provide for State requirements of storm water pollution prevention and more stringent slope planting, and slope stability requirements to control erosion due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J111	Geological Topographical Climate	Section revised to reference additional standards for soils testing due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.

SECTION 118. This ordinance shall become operative on January 1, 2017.

[TITLE26\2016CSCC]

PLUMBING CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
Section 721.3	Geological, Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewers and Industrial Waste) due to local soil conditions and topography.
Sections 728.1 to 728.6	Geological, Topographical	To allow for the proper operation of existing Los Angeles County sewer infrastructure and establish consistency with Title 20 – Utilities – of the Los Angeles County Code, Division 2 (Sanitary Sewers and Industrial Waste) due to local soil conditions and topography.
Table H 101.8	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions and to provide protections for native, protected oak trees that are consistent with Title 22 – Zoning and Planning – of the Los Angeles County Code, Chapter 22.56, Part 16 (Oak Tree Permits).
Table H 201.1(1)	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions, sewer capacity, and sewage treatment.
Table H 201.1(2)	Geological, Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 201.1(3)	Geological, Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Table H 201.1(4)	Geological, Topographical	To establish consistency with requirements of the County Health Department for sewer capacity and sewage treatment due to local soil conditions.
Section H 301.1	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.

CODE SECTION	CONDITION	EXPLANATION
Section H 401.3	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 601.5	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 601.8	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 701.2	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
Section H 1001.1	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.
Section H 1101.6	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.

SECTION 24. This ordinance shall become operative on January 1, 2017.

[TITLE282016CSCC]

or topographical conditions in the County of Los Angeles as more particularly described in the table set forth below.

TABLE

MECHANICAL CODE AMENDMENTS		
CODE SECTION	**CONDITION**	**EXPLANATION**
501.1	Climatic	Additional Health Department requirements are necessary due to local air quality concerns.
510.1.6	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment for bracing and support.
603.3.1	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment for bracing and support.
1114.4	Geological	High geologic activities, such as seismic events, in the Southern California area necessitate this local amendment to reduce damage and potential for toxic refrigerant release during a seismic event caused by shifting equipment and to minimize impacts to the sewer system in such an event.

SECTION 14. This ordinance shall become operative on January 1, 2017.

[TITLE29MECHANICALCODE2016CSCC]

changes or modifications to requirements contained in the building standards published in the California Building Standards Code.

Pursuant to California Health and Safety Code Sections 17958.5, 17958.7, and 18941.5, the Board of Supervisors hereby expressly finds that all of the changes and modifications to requirements contained in the building standards published in the California Building Standards Code contained in this ordinance that are not administrative in nature are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles as more particularly described in the table set forth below.

Code Section	Condition	Explanation of Amendment
R301.1.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of woodframe construction needed to be greatly improved. The Task Force recommended that structural plans be prepared by the engineer or architect so that plan examiners, building inspectors, contractors, and special inspectors may logically follow and construct the seismic force-resisting systems as presented in the construction documents. For buildings or structures located in Seismic Design Category D_0, D_1, D_2, or E that are subject to a greater level of seismic forces, the requirement to have a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive damage or injuries in woodframe buildings. Involvement of a registered professional will minimize the occurrence of structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and

Code Section	Condition	Explanation of Amendment
		the improper application of the prescriptive requirements of the California Residential Code.
R301.1.4	Geological Topographical	This technical amendment is for buildings constructed on hillsides. Due to the local topographical and geological conditions of the sites within the greater Los Angeles region and their susceptibility to earthquakes, this amendment is required to address and clarify special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC) and Los Angeles City Joint Task Force investigated the performance of hillside building failures after the Northridge Earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by the City and County of Los Angeles for several years.
R301.2.2.2.5	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the type of irregular conditions as specified in the 2016 California Residential Code. Such limitations are recommended to reduce structural damage in the event of an earthquake. The County of the Los Angeles and cities in this region have implemented these extra measures to maintain the structural integrity of the framing of the shear walls and all associated elements when designed for high levels of seismic loads.
R301.2.2.3.8	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in

Code Section	Condition	Explanation of Amendment
		the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
Table R302.1(2)	Climatic	This amendment will not allow unprotected openings (openings that do not resist the spread of fire) to be in the exterior wall of a residential building that is located on a property line. This amendment is necessary due to local climatic conditions. The hot, dry weather conditions of late summer in combination with the Santa Ana winds creates an extreme fire danger. Residential buildings with unprotected openings located on a property line may permit fires to spread from the inside of the building to adjacent properties and likewise from exterior properties to the interior of the building.
R337.1.1	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.1.3	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R337.1.3.1	Climatic	Extends the application of Chapter R337 to include additions, alterations, and/or relocated buildings. Many areas of the County have been designated as Fire Hazard Severity Zones due to the increased risk of fire caused by low humidity, strong winds, and dry vegetation. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.

Code Section	Condition	Explanation of Amendment
R337.3.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation.
R337.3.5.2.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation.
R337.4.3	Climatic	Disallows the use of wood-shingle/wood-shake roofs due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in High Fire Severity Zones.
R337.5.2	Climatic	Disallows the use of wood-shingle/wood-shake roofs and requires the use of Class A roof covering due to the increased risk of fire in the County caused by low humidity, strong winds, and dry vegetation in High Fire Severity Zones.
R401.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Wood foundations, even those that are preservative-treated, encounter a higher risk of deterioration when contacting the adjacent ground. The required seismic anchorage and transfer of lateral forces into the foundation system necessary for 2-story structures and foundation walls could become compromised at varying states of wood decay. In addition, global structure overturning moment and sliding resistance is reduced when utilizing wood foundations as opposed to conventional concrete or masonry systems. However, non-occupied, single-story storage structures pose significantly less risk to human safety and may utilize the wood foundation guidelines specified in this Chapter.
R403.1.2 R403.1.3.6 R403.1.5 Figure R403.1.5	Climatic Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. These proposed amendments require minimum reinforcement in continuous footings and stepped footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. These amendments implement the recommendations of SEAOSC and the Los Angeles City Joint Task Force resulting from their investigation of the 1994 Northridge Earthquake.

Code Section	Condition	Explanation of Amendment
		Interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures.
R404.2	Climatic Geological	No substantiating data has been provided to show that wood foundations are effective in supporting structures and buildings during a seismic event while being subject to deterioration caused by the presence of water and other materials detrimental to wood foundations in the soil. Wood foundations, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. With the higher seismic demand placed on buildings and structures in this region, coupled with the dryer weather conditions, it is the intent of this amendment to reduce or eliminate potential problems resulting from the use of wood footings and foundations.
R501.1	Geological	Due to the high geologic activities in the Southern California area and the necessary higher level of performance required for buildings and structures, this local amendment limits the potential anchorage and supporting frame failure resulting from additional weight. There is no limitation for weight of mechanical and plumbing fixtures and equipment in the International Residential Code. Requirements from ASCE 7 and the International Building Code would permit equipment weighing up to 400 lbs. when mounted at 4 feet or less above the floor or attic level without engineering design. Where equipment exceeds this requirement, it is the intent of this

Code Section	Condition	Explanation of Amendment
		proposed amendment that a registered design professional be required to analyze if the floor support is adequate and structurally sound.
R503.2.4 Figure R503.2.4	Geological	Section R502.10 of the Code does not provide any prescriptive criteria to limit the maximum floor opening size nor does Section R503 provide any details to address the issue of shear transfer near larger floor openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger floor openings and limiting opening size is consistent with the requirements of Section R301.2.2.2.5.
R602.3.2	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The County of the Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads by eliminating single top plate construction. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
Table R602.3(1) Table R602.3(2)	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. The test results of the stapled wood structural shear panels demonstrated lower strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing.

Table R602.10.3(3)	Geological	Due to the high geologic activities in the Southern California area and the necessary higher level of performance on buildings and structures, this local amendment continues to reduce/eliminate the allowable shear values for shear walls sheathed with lath, plaster or gypsum board. The poor performance of such shear walls sheathed with other materials in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of the Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads.
Table R602.10.4	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. This proposed amendment specifies minimum WSP sheathing thickness and nail size and spacing so as to provide a uniform standard of construction to improve the performance level of buildings and structures given the potential for higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by SEAOSC and the Los Angeles City Joint Task Force following the 1994 Northridge Earthquake. In September 2007, cyclic testing data was provided to the Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels underperformed nailed wood structural shear panels. Test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results.
Table R602.10.5	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of the Los Angeles and cities in this region have taken extra measures to maintain the structural integrity with respect to the "maximum shear wall aspect ratios" of the framing of the shear walls when designed for high levels of seismic loads. This proposed amendment is

		consistent with the shear wall aspect ratio provision of Section 4.3.4 of AWC SDPWS-2015.
Figure R602.10.6.1	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of shear walls in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3 ply-plywood during the Northridge Earthquake. The County of the Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
Figure R602.10.6.2	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of the Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the Northridge Earthquake. The proposal to change the minimum lap splice requirement is consistent with Section 12.16.1 of ACI 318-11. This proposed amendment is a continuation of an amendment adopted during the previous Code adoption cycles.
Figure R602.10.6.4	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by SEAOSC and the Los Angeles City Joint Task Force. The County of the Los Angeles and cities in this region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The proposal in which "washers shall be a minimum of 0.229 inch by 3 inches by 3 inches in size" is

		consistent with Section R602.11.1 of the California Residential Code and Section 2308.3.2 of the California Building Code. This proposed amendment is a continuation of an amendment adopted during the previous Code adoption cycle.
R606.4.4	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The addition of the word "or" will prevent the use of unreinforced parapets in Seismic Design Category D_0, D_1 or D_2, or on townhouses in Seismic Design Category C.
R606.12.2.2.3	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. Reinforcement using longitudinal wires for buildings and structures located in high seismic areas are not as ductile as deformed rebar. Having vertical reinforcement closer to the ends of masonry walls help to improve the seismic performance of masonry buildings and structures.
R803.2.4	Geological	Section R802 of the Code does not provide any prescriptive criteria to limit the maximum size of roof openings, nor does Section R803 provide any details to address the issue of shear transfer near larger roof openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger roof openings and limiting the size of openings is consistent with the requirements of Section R301.2.2.2.5.
R1001.3.1	Geological	Los Angeles County is prone to seismic activity due to the existence of active faults in the Southern California area. The performance of fireplaces/chimneys without anchorage to the foundation has been observed to be inadequate during major earthquakes. The lack of anchorage to the foundation results in overturn or displacement.

SECTION 49. This ordinance shall become operative on January 1, 2017.

[TITLE30RESIDENTIALCODE2016CSCC]

Agenda Report

CITY OF LA VERNE
City Engineer

Approved by City Council at its meeting of December 19, 2016

DATE: December 19, 2016

TO: Honorable Mayor & City Council

FROM: Dominic C. Milano, City Engineer DCM
Hal G. Fredericksen, Community Development Director

SUBJECT: ADOPTION OF 2017 LOS ANGELES COUNTY BUILDING CODE, THE CALIFORNIA FIRE CODE AND THE 2016 CALIFORNIA GREEN BUILDING CODE BY REFERENCE

AGENDA SUMMARY:

The adoption of the Los Angeles County Building Code, the 2016 California Green Buildings Standards Code, and the California Fire Code are necessary under the California Health and Safety Code. These codes are established to provide the City of La Verne with the minimum construction and property maintenance standards that promote the health and welfare of the general public to make buildings more efficient in the use of materials and energy, and to reduce environmental impact during and after construction. Since the County recently amended these codes, it is necessary for the City to adopt these changes. Due to the State's deadline of January 1, 2017, these standards must be adopted by urgency ordinance.

RECOMMENDATION:

It is recommended that the City Council adopt the attached urgency ordinance adopting Title 26 – Building Code of the Los Angeles County Code, Title 27 – Electrical Code of the Los Angeles County Code, Title 28 – Plumbing Code of the Los Angeles County Code, Title 29 – Mechanical Code of the Los Angeles County Code Title 30 – Residential Code of the Los Angeles County Code, Title 24 Part 11 – California Green Building Code, Title 24 Part 9 – California Fire Code, and the City of La Verne amendments to portions of theses codes also known as the 2016 California Building Standards Code, by reference, with certain changes and modifications, and making revisions thereto.

BACKGROUND:

Section 17958 of the California Health and Safety Code requires that the latest California Building Standards Codes apply to local construction 180 days after they become effective at the State level. The California Building Standards

Commission has adopted the 2016 Edition of the California Building Codes. State Law requires that these Codes become effective at the local level on January 1, 2017. State Law requires that local amendments to the California Building Standards Codes be enacted only when an express finding is made that such modifications or changes are reasonably necessary because of local climatic, geological, or topographic conditions.

The City of La Verne has previously adopted the Los Angeles County Building Codes by reference. These codes contain essential amendments and additions to the International Building Codes and the State of California Building Code. Included in these amendments are the administrative portions of the laws as well as such important chapters for grading and substandard properties. The State of California now has adopted the 2016 Edition of the California Building Code and has made specific findings based on local climatic, topographical, and/or geological conditions. As in past code adoptions, the City of La Verne has used the County code adoption process to make those findings for its local amendments and has adopted the County codes by reference. The County codes were not approved by the County Board of Supervisors until November 22, 2016. Once again, the County adoption schedule did not allow sufficient time for the City to follow its standard process of first and second reading of the ordinance and a 30-day effective period. Therefore, in order for the City to adopt the County codes by reference and meet the January 1, 2017 effective date, the City must adopt its new codes by urgency ordinance.

While staff is proposing the adoption of the California Building Standards as amended by Los Angeles County, staff is not recommending adopting the California Green Building Standards Code as amended by Los Angeles County (Title 31 of the Los Angeles County Code).

The Los Angeles County amendments to the California Green Building Code include the County's Water Efficient Landscape Ordinance. The County is adopting voluntary measures in the Green Building Code which may be burdensome for developers to incur the additional costs. The requirements for the Green Building Code have been a highly contentious topic with residents. It is our intention to not burden applicants with any additional requirements where allowed. Also, the City of La Verne adopted its own Water Efficient Landscape Ordinance earlier this year.

The proposed ordinance will adopt by reference portions of the 2016 California Building Code Series. In an effort to provide consistency within the Los Angeles Basin and provide the public locally applicable and efficient codes, the Los Angeles County Department of Public Works joined efforts with a number of cities in Los Angeles County to undergo thorough examinations of previous and proposed amendments. Many of the local amendments to the Codes are based

on the model language generated by the Los Angeles Regional Uniform Code Program (LARUCP). The primary changes in this adoption are section reference changes.

The ordinance will amend Titles 26 (Building Code), 27 (Electrical Code), 28 (Plumbing Code), 29 (Mechanical Code), and 30 (Residential Code) to reflect the most critical and necessary County amendments required because of local climatic, geological, or topographical conditions, as well as the California Green Building Code and California Fire Code. The amendments have been prepared by the Los Angeles County Department of Public Works in accordance with Sections 17958 and 18941.5 of the California Health and Safety Code with the findings clearly delineated for each of the proposed amendments in a chart which is set forth in Section 31 of the Los Angeles County ordinance (attached for reference). The ordinance does not adopt Title 31 (Green Building Standards Code) of the Los Angeles Code but adopts the 2016 California Green Building Standards Code without amendments. The last City update to the State Building Standards Code was approved by the City Council in 2011.

Attachment: Section 31 of Los Angeles County Ordinance Findings